



DEVELOPMENT SERVICES

Population as of 8/1/14

141,550

12-mo Growth Rate

5.4%

ABOUT THIS PUBLICATION

The monthly updates summarize development activity in Frisco as of the date of publication. Information shown represents a "snapshot" of activity as of a specific date (the 1st of the month).

The contents are estimates, which are continually updated with additional data and new and/or revised submittals, and are provided for informational purposes only.

Questions about the content of this update or suggestions for future issues? Call 972-292-5357 or e-mail bFrey@FriscoTexas.gov.

Use the QR Code below (or go to <http://eepurl.com/Oonzv>) to subscribe to this Update.



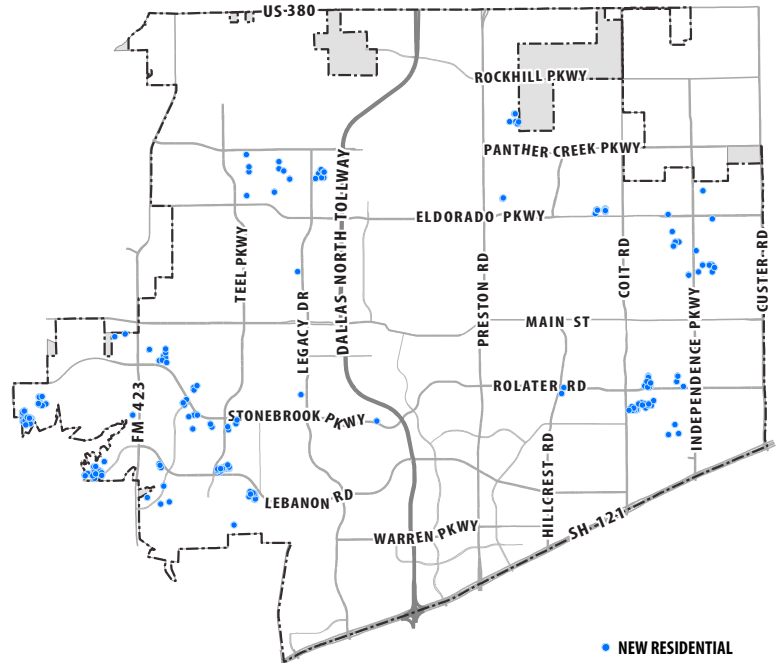
DEVELOPMENT ACTIVITY UPDATE

AUGUST 1, 2014

NEW SINGLE-FAMILY PERMITS ISSUED

	2012	2013	2014
JAN	65	190	165
FEB	94	135	143
MAR	114	221	175
APR	103	192	194
MAY	141	223	188
JUN	137	221	177
JUL	157	227	219
AUG	158	228	
SEP	141	145	
OCT	149	162	
NOV	168	126	
DEC	146	142	
Annual Total	1,573	2,212	1,261

NOTE: The chart above shows permits issued excluding those voided or canceled (maintaining a record of one-permit-per-home).



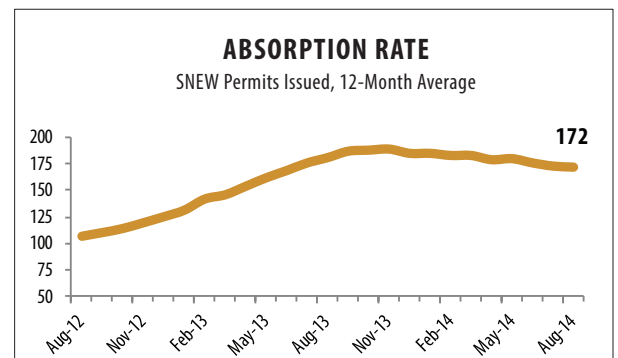
MOST ACTIVE IN JULY

Neighborhoods:

- Frisco Lakes	54 permits
- Phillips Creek Ranch	26 permits
- Richwoods	22 permits
- Waterstone, The Shores at	16 permits
- Quail Meadow Village	15 permits
- Lawler Park North	11 permits

Builders:

- Pulte	54 permits
- Lennar	25 permits
- Meritage	23 permits
- Landon	20 permits
- Standard Pacific	20 permits



LOT ABSORPTION RATE

12-month average:	172 /mo
This time last year:	181 /mo
6-month average:	183 /mo



COMPREHENSIVE PLAN UPDATE

Share your ideas for the Future of Frisco

New opportunities for involvement in planning for the Future of Frisco

We have received a great deal of input from people all over Frisco over the last six months -- and as a result, there are lots of great suggestions for Frisco's future growth and character. The City staff and consultants are busy now evaluating the initial input and creating a set of alternative growth scenarios for Frisco's future that reflect these ideas. While we're developing these, we hope you will add your feedback to the ideas we've received from the Frisco community. A few easy options:

1 - Priorities for Frisco's Future - closes August 11th. Please review a list of potential Strategic Priorities, based on public input, and tell us how important you think the issues are for the Future of Frisco. This survey has **just one question** and then you can provide your contact information if you'd like to get updates about the project:

https://www.surveymonkey.com/s/Frisco_Priorities

2 - Join the online discussion. You will find new questions on what makes a great neighborhood to live, shop and play, priorities for natural features and open space preservation, future transportation, pedestrian improvements, and more. Add your ideas, upload photos of places that inspire you, and/or add ideas to the Idea map. If you haven't used MindMixer yet, you'll need to create a MindMixer account to join the conversation - it just takes a minute and will allow you to comment and respond to others in the community. Go to:

<http://FriscoComprehensivePlan.MindMixer.com/>

3 - The Future of Frisco comes to you with the Meeting in a Box Kit. Reserve a box today for your organization or company. Two kits will be available from late August through the early part of October -- one regarding growth scenarios and the other regarding strategies and actions to implement the vision. Host a group of friends in your home, or organize a workshop for your HOA or company.



Each box will hold instructions, worksheets, maps, and background materials so that you can provide your input on a preferred growth scenario for Frisco's Future and/or the strategies and actions that you think we should take to get there. A reservation system will be online by August 25th, but you can reserve your date early by contacting:

Becky Frey, Senior Planner
(972) 292-5357

CompPlan@FriscoTexas.gov



PLEASE JOIN US!

The next meetings scheduled are:

- **August 25** - Alternative Futures Analysis, Transportation
- **October 6** - Preferred Growth Scenario, Guiding Principles, Vision Statement
- **September 10, 11, 15 & 17** - one open house in each quadrant, so there is sure to be one near you

CPAC Meetings begin at 6 PM in the Vivian McCallum Room at City Hall (4th Floor conference room). Details will be posted online at www.FriscoTexas.gov/Future.

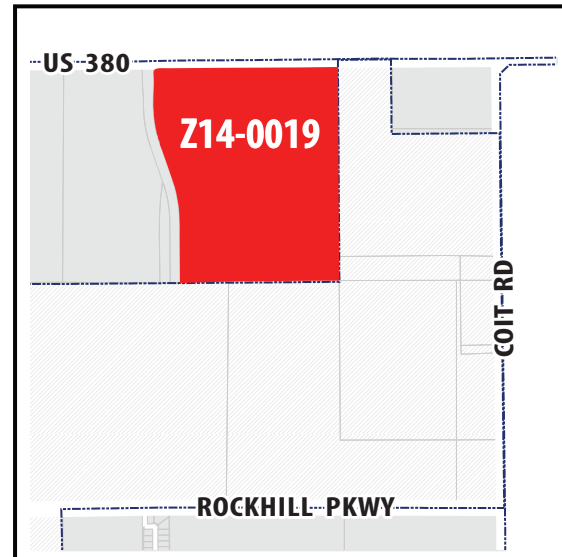
Missed a meeting or event and want to get caught up? Presentations, handouts, agenda and minutes are posted online at <http://goo.gl/wkH2QL>.

RECENT SUBMITTALS



New Vision For the Sontag Tract

A new rezoning request has been submitted for **the Sontag Tract** (Z14-0018), 412.2± acres north and south of Stonebrook Pkwy, between 4th Army Dr and Legacy Dr. While a substantial portion of the property remains with the same street and lot layout as the prior proposal (Z13-0012, withdrawn), it differs in that it keeps portions of the property for office and retail.



Frisco North

The Frisco North (Z14-0019) proposal is to rezone 124.5± acres on the south side of US 380 at future Hillcrest Road from Commercial (C-2) and Industrial to a Planned Development with residential and office (SF-7, PH, O-1, O-2). Don't confuse this with the North Frisco project by Forest City (Z11-0020) at the DNT & 380.

WHAT'S BEING BUILT IN FRISCO

Check out our **'What's Being Built'** web-site and see how easy it is to access project information, including maps, reports, and fact sheets. You can also find links to roadway construction, demographics, and more, in the additional resources section. Visit www.FriscoTexas.gov/Departments/PlanningDevelopment/Pages/WhatsBeingBuilt.aspx.

NEED MORE INFO? To submit comments or questions about any project under review, or to request more information, e-mail ProjectInput@FriscoTexas.gov.



Amalfi at Stonebriar Phase 1 (shown above) is almost complete, as is The Emerson at Frisco Market Center. See page 10 for a complete list of multi-family and mixed-use projects currently under construction.

SINGLE-FAMILY LOT INVENTORY

One measure of potential future housing permit activity is the Lot Inventory (LI) and Pipeline (PL). The Lot Inventory is an estimate of the number of single-family (SF) residential lots that are permit-ready. The Lot Pipeline represents the lots that are in the approval process (formal submittal received).

By dividing the number of lots by the average monthly permits issued (from the previous 12 months), we can estimate the months of inventory. Industry experts consider the market balanced at ~24 months of inventory.

LOT INVENTORY: **2,622** ↑

Change of Inventory: + 230 MTM + 462 YTY

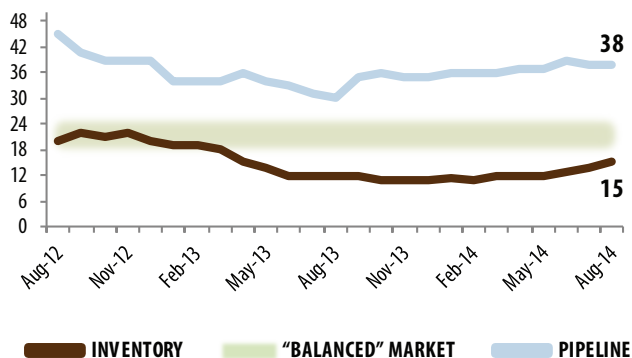
Months of Inventory: **15** ↑

Based on an Absorption Rate of: **172** (SNEW/mo)

6-Month Average 183

12-Month Average 172

SF LOTS - MONTHS OF INVENTORY



LOTS IN PIPELINE: **6,178** ↓

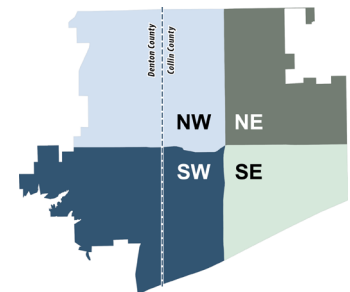
Pipeline Change: - 449 MTM + 734 YTY

Months of Inventory in Pipeline: **38** ↓

Stage in Pipeline:	LOTS	%	Months
PP – Preliminary Plat	2,259	36.6%	13.1
CS – Construction Set	3,453	55.9%	20.1
FP – Final Plat	466	7.5%	2.7

DISTRIBUTION:

BY COUNTY	COLLIN		DENTON		TOTAL
SF Housing Units	23,800	57.3%	17,749	42.7%	41,549
Under Construction	463	40.1%	691	59.9%	1,154
Lot Inventory	1,104	42.1%	1,518	57.9%	2,622
Pipeline	2,847	46.1%	3,331	53.9%	6,178
TOTAL	28,214	54.8%	23,289	45.2%	51,503



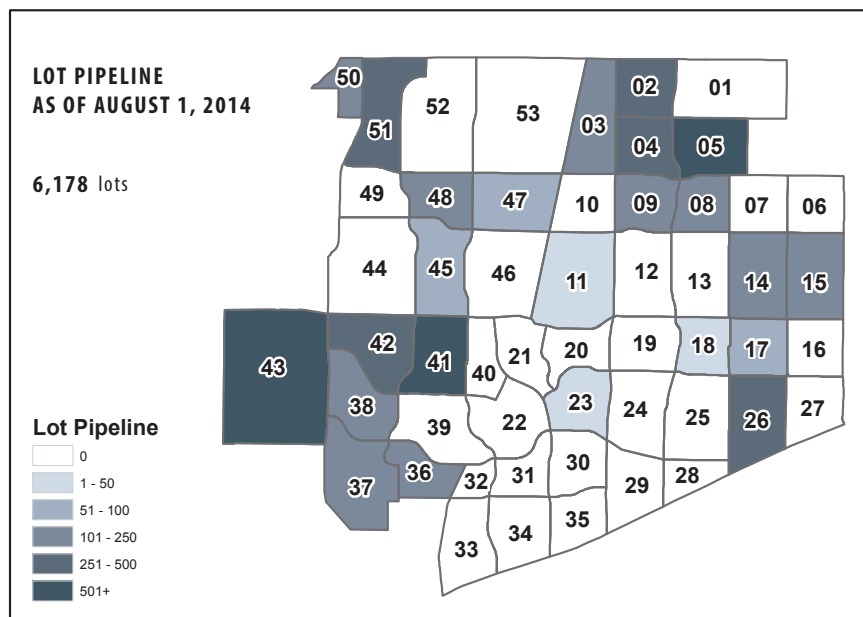
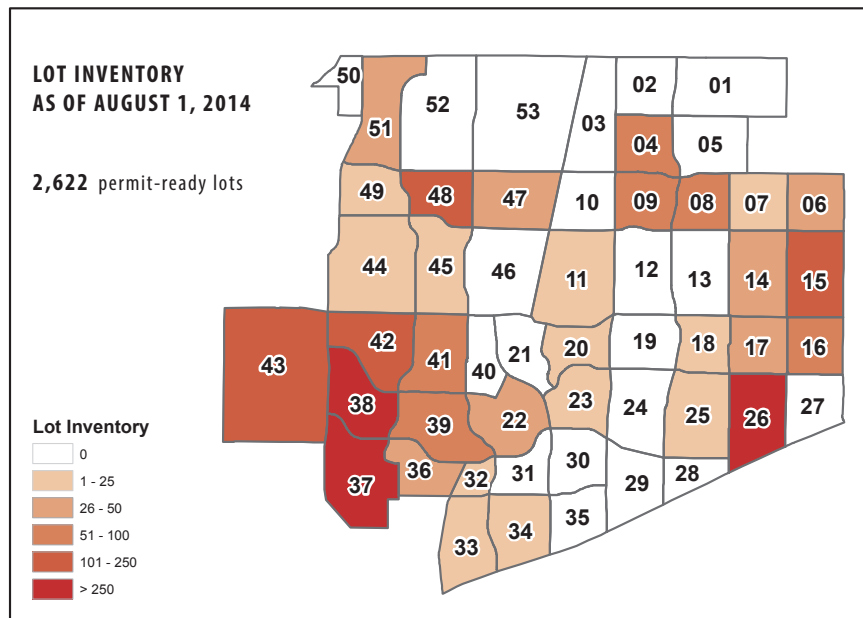
BY QUADRANT	NE		SE		SW		NW	
SF Housing Units	5,978	14.4%	11,972	28.8%	12,877	31.0%	10,722	25.8%
Under Construction	243	21.1%	191	16.6%	565	49.0%	155	13.4%
Lot Inventory	498	19.0%	527	20.1%	1,294	49.4%	303	11.6%
Pipeline	2,313	37.4%	383	6.2%	2,515	40.7%	967	15.7%
TOTAL	9,032	17.5%	13,073	25.4%	17,251	33.5%	12,147	23.6%

NOTE: The quadrant boundaries are Main Street and Preston Road

LOT INVENTORY BY NEIGHBORHOOD UNIT

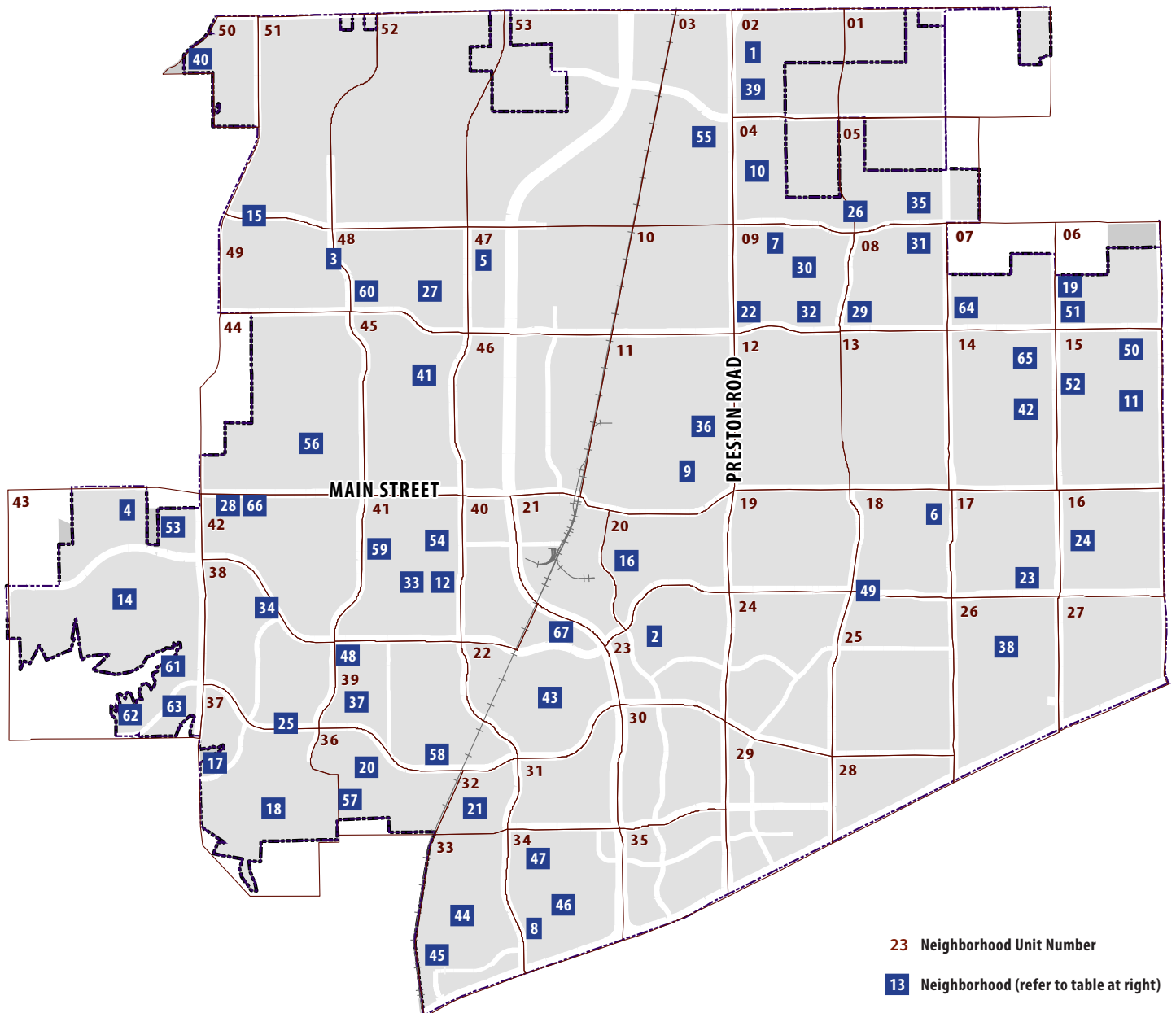
The City tracks development by several geographic areas including by County, Quadrant, and Neighborhood Unit. The Neighborhood Units (NU), labeled on the maps below, generally follow major roadways and allow a quick visual reference for development “hot spots.” For Lot Inventory (LI) and Pipeline (PL), this is an indicator of where development is most likely to occur next.

Note: On the maps below, the darker the color, the greater the number of lots.



NU #	LI	PL
2		319
3		114
4	53	286
5		1,050
6	28	
7	19	
8	94	238
9	75	124
11	4	22
14	43	184
15	186	112
16	94	
17	31	75
18	3	29
20	5	
22	44	
23	17	15
25	8	
26	391	279
32	4	
33	10	
34	9	
36	27	166
37	356	201
38	345	249
39	53	
41	74	508
42	180	279
43	170	1,097
44	1	
45	9	56
47	37	71
48	190	103
49	12	
50		161
51	50	440
TOTAL	2,622	6,178

LOT INVENTORY & PIPELINE ESTIMATES BY NEIGHBORHOOD



The numbers on the map above correspond to the table on the following page. The table shows the number of lots submitted to date (not including future phases), the Lot Inventory (permit-ready lots), and number of lots in the Pipeline. The table on pages 8 & 9 provides more details on projects in the Pipeline, including phasing and stage of development.

For more information on the process and terminology used in this report, refer to the chart online at www.FriscoTexas.gov/Departments/PlanningDevelopment/Documents/RDU/SF-DevelopmentStages.pdf.

#	NU	NEIGHBORHOOD	TOTAL LOTS	LI	PL
1	2	Bretton Woods	124		124
2	23	Chapel Creek	273	17	15
3	48, 49	Christie Ranch	479	47	
4	43	Church Property	351		351
5	47	Cobb Farm	280	37	71
6	18	Creeks on Coit	82	3	
7	9	Creskide at Preston	824	5	91
8	34	Creskide at Stonebriar	138	2	
9	11	Creskide Village	22		22
10	4	Crown Ridge	552	53	167
11	15	Custer Creek Farms	96	7	
12	41	Diamond Point Estates	51	41	
13	51, 52	Eland Tract	440		440
14	43	Frisco Lakes	2,644	122	746
15	49, 51	Grayhawk	1,948	56	
16	20	Hickory Springs	84	5	
17	37	Highland Ridge	117	6	
18	37	Hills of Kingswood	304	125	121
19	6	Independence Estates	83	26	0
20	36	Kingswood Village	198	27	152
21	32	Lakes on Legacy	509	4	
22	9	Latera	127	23	33
23	17	Lawler Park North	344	31	75
24	16	Liberty Crossing	94	94	
25	37, 38, 39	Lone Star Ranch	658	63	
26	4, 5	Miramonte	785		703
27	48	Newman Village	486	123	103
28	42	Oakmont at Frisco	105	89	
29	8	Panther Creek Estates	1,073	72	
30	9	Panther Creek, Dominion at	410	45	
31	8	Panther Creek, Ridgeview at	356	22	238
32	9	Panther Creek, The Village at	438	2	
33	41	Park Place Estates	445	30	46
34	37, 38, 42	Phillips Creek Ranch	1,652	502	608

#	NU	NEIGHBORHOOD	TOTAL LOTS	LI	PL
35	5	Prairie View	466		466
36	11	Preston Estates	77	4	
37	39	Quail Meadow Village	409	32	
38	26	Richwoods	1,335	391	279
39	2	Rockhill at Preston	195		195
40	50	Rockhill Residences	161		161
41	45	Shaddock Creek	690	9	56
42	14	Sorano	130	26	
43	22	Starwood	864	7	
44	33	Stonebriar	531	2	
45	33	Stonebriar Country Club	95	8	
46	34	Stonebriar Creek Estates	70	3	
47	34	Stonebriar Park, Villages of	200	4	
48	39	Stonebrook Crossing	67	20	
49	25, 18	Stonebryck Manor	74	8	29
50	15	Stonelake Estates	281	1	
51	6	Stonelake Estates West	383	2	
52	15	Stonelake Estates, Villages of	707	178	112
53	43	Stonewater Crossing	243	15	
54	41	The Canals at Grand Park	462		462
55	3	The Heights at Rockhill	114		114
56	44	The Trails	2,052	1	
57	36	Twin Creeks	109	94	14
58	39	Verde Village	14	1	
59	41	Village Lakes	267	3	
60	48	Villas at Belle Creek	30	26	
61	43	Waterstone, The Landing at	136	2	
62	43	Waterstone, The Shores at	156	30	
63	43	Waterstone, Vistas at	130	1	
64	7	Willow Bay	674	19	
65	14	Willow Bay South	604	17	184
66	42	Windsor Place	186	2	
67	22	Wyndors Pointe	65	37	0

TOTAL LOTS = LOTS SUBMITTED (does not include future phases)

PLEASE NOTE: This list does not include subdivisions with no available lots (built out, etc.)

LOT PIPELINE ESTIMATES BY NEIGHBORHOOD

NEIGHBORHOOD	SUBDIVISION PLAT	PP	CS	FP
BRETTON WOODS	BRETTON WOODS, PH 1	45		
	BRETTON WOODS, PH 2	15		
	BRETTON WOODS, PH 3	41		
	BRETTON WOODS, PH 4	23		
CHAPEL CREEK	CHAPEL CREEK, PH 3A		15	
CHURCH PROPERTY	CHURCH PROPERTY, PH 1		99	
	CHURCH PROPERTY, PH 2		70	
	CHURCH PROPERTY, PH 3		56	
	CHURCH PROPERTY, PH 4		62	
	CHURCH PROPERTY, PH 5		64	
COBB FARM	EMERSON ESTATES, PH 2		71	
CREEKSIDE AT PRESTON	BELMONT WOODS (CREEKSIDE AT PRESTON, PH 4C)		91	
CREEKSIDE VILLAGE	CREEKSIDE VILLAGE		22	
CROWN RIDGE	CROWN RIDGE, PH 4A		83	
	CROWN RIDGE, PH 4B		84	
ELAND TRACT	ELAND TRACT, PH 1 - 4	440		
FRISCO LAKES	FRISCO LAKES - VILLAGE 1			61
	FRISCO LAKES - VILLAGE 2		37	
	FRISCO LAKES - VILLAGE 3		91	
	FRISCO LAKES - VILLAGE 5, PH 1		50	
	FRISCO LAKES - VILLAGE 5, PH 2	64		
	FRISCO LAKES - VILLAGE 7			106
	FRISCO LAKES - VILLAGE 24, PH 2B		16	
	FRISCO LAKES - VILLAGE 30		145	
	FRISCO LAKES - VILLAGE 31	141		
	FRISCO LAKES - VILLAGE 32	35		
HILLS OF KINGSWOOD	HILLS OF KINGSWOOD, PH 2B	51		
	HILLS OF KINGSWOOD, PH 3A	34		
	HILLS OF KINGSWOOD, PH 3B	36		
KINGSWOOD VILLAGE	KINGSWOOD VILLAGE, PH 2		61	
	KINGSWOOD VILLAGE, PH 3		41	
	KINGSWOOD TRAILS (KINGSWOOD VILLAGE, PH 4)		50	
LATERA	LATERA, PH 3		23	
	LATERA, PH 4	10		
LAWLER PARK NORTH	THE CROSSING AT LAWLER PARK, PH 3A			39
	THE CROSSING AT LAWLER PARK, PH 3B			36
MIRAMONTE	MIRAMONTE, PH 1B		87	
	MIRAMONTE, PH 1C	32		
	MIRAMONTE, PH 2		222	
	MIRAMONTE, PH 3		117	
	MIRAMONTE, PH 4		100	
	MIRAMONTE, PH 5	113		
	MIRAMONTE, PH 2 - POTENTIAL SCHOOL SITE	32		

NEIGHBORHOOD	SUBDIVISION PLAT	PP	CS	FP
NEWMAN VILLAGE	NEWMAN VILLAGE, PH 3		103	
PANTHER CREEK, RIDGEVIEW AT	RIDGEVIEW AT PANTHER CREEK, PH 2		140	
	RIDGEVIEW AT PANTHER CREEK, PH 3		98	
PARK PLACE ESTATES	PARK PLACE ESTATES, PH 3		46	
PHILLIPS CREEK RANCH (PCR)	PHILLIPS CREEK RANCH, PH 5	97		
	PHILLIPS CREEK RANCH, PH 6	152		
	MAINVUE, PH 2		80	
	RIVERTON, PH 3		49	
	RIVERTON, PH 4		64	
	WATERTON, PH 2			29
	WATERTON, PH 3			30
	WATERTON, PH 4	57		
	WESTON, PH 2		50	
PRAIRIE VIEW	PRAIRIE VIEW, PH 1		173	
	PRAIRIE VIEW, PH 2	293		
RICHWOODS	RICHWOODS, PH 11B	40		
	RICHWOODS, PH 11C	15		
	RICHWOODS, PH 21		50	
	RICHWOODS, PH 22		95	
	RICHWOODS, PH 23		79	
ROCKHILL AT PRESTON	ROCKHILL AT PRESTON		195	
ROCKHILL RESIDENCES	ROCKHILL RESIDENCES	161		
SHADDOCK CREEK	SHADDOCK CREEK ESTATES, PH 6B		56	
STONEBRYCK MANOR	STONEBRYCK MANOR, PH 2		29	29
STONELAKE ESTATES	VILLAGES OF STONELAKE ESTATES, PH 4A		42	
	VILLAGES OF STONELAKE ESTATES, PH 4B		70	
THE CANALS AT GRAND PARK	THE CANALS AT GRAND PARK, PH 1B NORTH		123	
	THE CANALS AT GRAND PARK, PH 2 NORTH	102		
	THE CANALS AT GRAND PARK, PH 1A SOUTH	85		
	THE CANALS AT GRAND PARK, PH 1B SOUTH		135	
	THE CANALS AT GRAND PARK, PH 2B SOUTH	17		
THE HEIGHTS AT ROCKHILL	THE HEIGHTS AT ROCKHILL, PH 1	114		
TWIN CREEKS	TWIN CREEKS, PH 2	14		
WILLOW BAY SOUTH	ESTATES OF WILLOW BAY		8	
	THE ARBORS AT WILLOW BAY SOUTH, PH 4			136
	THE ARBORS AT WILLOW BAY SOUTH, PH 5		40	
TOTAL		2,259	3,453	466

MF AND MXD PROJECTS IN THE PIPELINE

14 MF/MXD IN THE PIPELINE				MF	uMF	MXD	UNITS RELEASED
SW	B12-1232	NEARING COMPLETION	AMALFI @ STONEBRIAR COMMONS, PH 1			395	189
NW	B12-1107	NEARING COMPLETION	THE EMERSON @ FRISCO MARKET CENTER			410	20
SW	B13-1604	UNDER CONSTRUCTION	AVENUES of PHILLIPS CREEK RANCH	352			
SW	B13-4218 B13-4308 B13-4310	UNDER CONSTRUCTION	AMLI @ THE BALLPARK, PH 2			365	
SW	B13-4044	UNDER CONSTRUCTION	VILLAS @ CHAPEL CREEK	304			
SW	B14-4139	PERMIT APPROVED	ORIGIN @ FRISCO BRIDGES (TONTI FRISCO)			345	
SW	B14-4189	PERMIT APPROVED	WATERMERE @ THE CANALS AT GRAND PARK			238	
SW	B14-5453	PERMIT UNDER REVIEW	ABLON @ FRISCO SQUARE			275	
SW	SP14-0057	SITE PLAN UNDER REVIEW	PHILLIPS CREEK RANCH URBAN LIVING TRACT, PH 1	216			
SW	PSP13-0035	PRELIM. SITE PLAN APPROVED	PHILLIPS CREEK RANCH URBAN LIVING TRACT, PH 2	304			
SW	PSP14-0010	PRELIM. SITE PLAN UNDER REVIEW	CANALS @ GRAND PARK, PH 1A SOUTH		280		
SW	Z14-0007	REZONING APPROVED	PARK WEST		330		
SW	Z13-0022	REZONING UNDER REVIEW	THE HEIGHTS OF FRISCO			621	
SE	Z13-0025	REZONING UNDER REVIEW	OHIO/GAYLORD PD		2,467		
SW	Z14-0008	REZONING UNDER REVIEW	THE FORUM @ WADE PARK			1,595	
				1,176	3,077	4,244	
TOTAL:					8,497		209

NOTES:

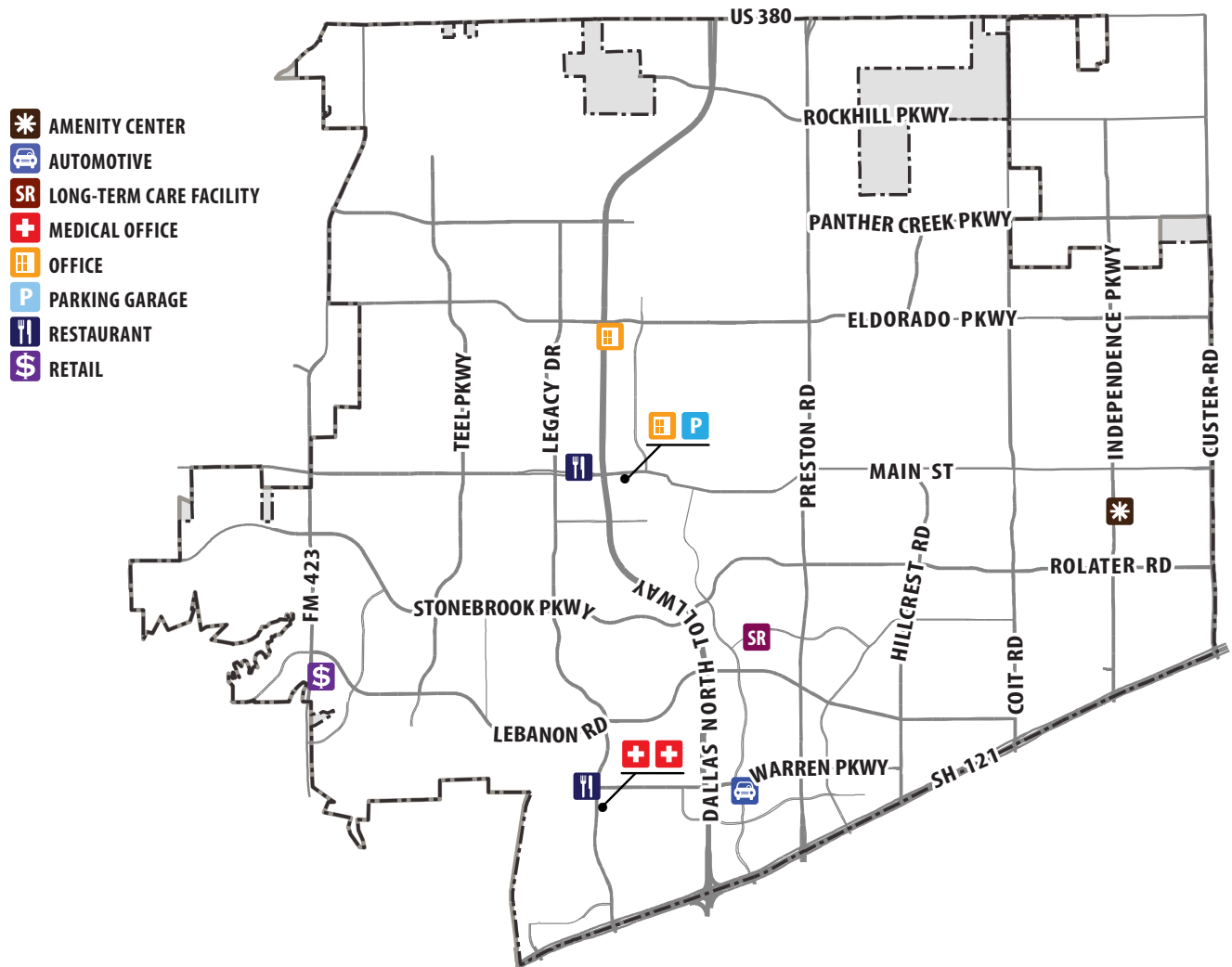
- 1 In Frisco, **Multi-Family (MF)** developments are generally medium density (15-19 units/acre) garden-style apartments where there is a predominance of surface parking. An **Urban MF (uMF)** product is typically 4 stories, without parking garages; the first floor may have areas built as flex space to allow for other uses in the future; it is more similar to a Mixed-Use Residential than garden-style multi-family product in building form, public realm, unit sizes and occupancy patterns. **Mixed Use Residential (MXD)** developments are generally higher density consisting of four stories and where there is a predominance of structured parking; the ground floor of the MXD developments may consist of residential units, non-residential uses (typically retail), or flex space.
- 2 Projects listed are currently in the review/approval process or have obtained entitlements to the point where they have little or no review required prior to pulling a building permit. A separate list is maintained for potential future projects with zoning in place and/or pre-submittal meetings have occurred but no formal submittal.
- 3 Units Released are completions with a Certificate Occupancy (released for occupancy).
- 4 The Canals at Grand Park, Ph 1A South includes 85 Townhomes and 280 Urban Multi-Family units, for a total of 365 housing units.

UNITS BEING RELEASED FOR OCCUPANCY

UNDER CONSTRUCTION

PERMIT ISSUED

COMMERCIAL PERMITS (NEW CONSTRUCTION)



PERMIT	PROJECT NAME
B14-0460	THE SHOPS AT WESTSIDE MARKET
B14-2302	CORNER STORE #1568
B14-4034	LIBERTY CROSSING AMENITY CENTER
B14-1074	RANDOLPH BROOKS FEDERAL CREDIT UNION
B14-2311 B14-2304	LEGACY MEDICAL PARK, BLDG 1 & 2

PERMIT	PROJECT NAME
B14-4961	COWBOY CHICKEN
B14-5173	FRISCO SQUARE BUILDING B10 SHELL
B14-5196	FRISCO SQUARE GARAGE
B14-2940	THE COTTAGES AT CHAPEL CREEK
B14-2152	BLACK WALNUT CAFE

COMMERCIAL PERMIT ACTIVITY

Interior Finish Outs (CIFO) permits issued in May include H&M, Shahnaz Salon, Genesis Pure, Pearle Vision, Dr. Andrew Chew DMD, and Parkwood Office spec space. For CNEW, see the map and table on the following page.

CNEW = NEW COMMERCIAL BUILDING
CADD = COMMERCIAL ADDITION
CALT = COMMERCIAL REMODEL
CIFO = INTERIOR FINISH OUT

CNEW	2012	2013	2014
JAN	2	3	13
FEB	1	4	8
MAR	2	6	5
APR	3	2	5
MAY	2	6	7
JUN	3	3	1
JUL	1	1	11
AUG	8	2	
SEP	1	2	
OCT	2	5	
NOV	1	3	
DEC	4	8	
ISSUED	30	45	50
SQ FT	815,653	1,420,761	1,182,638
VALUATION	\$59,483,430	\$127,501,407	\$112,294,278

CADD	2012	2013	2014
JAN	2	3	
FEB	1	1	2
MAR	4	2	1
APR	2	3	2
MAY	2	3	2
JUN	3	2	4
JUL	1	4	5
AUG	5	3	
SEP	1		
OCT	2	3	
NOV	5	1	
DEC	3	1	
ISSUED	31	26	16
SQ FT	70,777	273,283	81,191
VALUATION	\$10,962,213	\$17,594,546	\$12,895,197

CIFO	2012	2013	2014
JAN	12	9	19
FEB	12	13	14
MAR	13	19	15
APR	19	18	15
MAY	18	18	11
JUN	14	13	19
JUL	15	17	28
AUG	15	13	
SEP	14	25	
OCT	14	10	
NOV	20	17	
DEC	11	21	
ISSUED	177	193	121
SQ FT	608,769	1,044,283	447,298
VALUATION	\$23,332,142	\$40,994,685	\$19,465,221

CALT	2012	2013	2014
JAN	10	3	11
FEB	10	5	11
MAR	4	4	5
APR	12	3	8
MAY	14	11	6
JUN	3	6	9
JUL	11	11	9
AUG	6	7	
SEP	6	12	
OCT	8	1	
NOV	6	12	
DEC	2	7	
ISSUED	92	85	59
SQ FT	965,809	917,041	802,456
VALUATION	\$10,931,106	\$9,635,098	\$5,844,372

NEED MORE INFO?

Access monthly development reports, including commercial permits data, online at:
www.FriscoTexas.gov/Departments/PlanningDevelopment/Pages/Reports.aspx